

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Christopher M. Gratz, Planner II

SUBJECT: Site Plan, SP 10-7-02 Warren Henry, 4801-4991 SW 148 Avenue
Generally located at the southeast corner of I-75 and Griffin Road within Regency Square

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: SP 10-7-02 Warren Henry (PUD, County)

REPORT IN BRIEF: The applicant requests site plan approval for the 13.98 acre site, generally located within Regency Square at the southeast corner of I-75 and Griffin Road. The proposal is for the new Warren Henry: Jaguar/Land Rover, and Infiniti automobile dealerships, pre-owned car building, four (4) level parking garage, outdoor parking and landscaping. Access is via a 40' opening at the southeast boundary of the site that connects to the internal access drive of Regency Square, which connects to SW 148 Avenue.

PREVIOUS ACTIONS: None

CONCURRENCES: At the February 11, 2003, Site Plan Committee meeting, Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve with the conditions that the applicant send a letter to the president of the homeowner's association [Chelsea Homeowners' Association] stating the date when this item was to be reviewed by the Town Council; and that the lighting levels on the east side of the buildings be at the lowest possible levels that the Police Department would allow after 9:00 p.m. (Motion carried 3-0; Mr. Crowley and Mr. Engel were absent).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval:

1. Provide the Town Engineer with a statement identifying the capacity requirements of the intersection of the Regency Square north access drive and SW 148 Avenue, the improvements that may be needed to deal with these requirements, and an implementation plan for formal review and approval.
2. That the site plan approval be deferred until a valid Town of Davie zoning district is in place.

Attachment(s): Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

Applicant Information

Owner:

Name: McCann Investment Properties, LTD
Address: One Biscayne Tower, Suite 3599
City: Miami, FL 33131
Phone: (305) 374-0501

Agent:

Name: Charles Putman & Associates
Address: 4722 NW Boca Raton Boulevard, Suite C-106
City: Boca Raton, FL 33431
Phone: (561) 994-6411

Background Information

Application History: At the January 21, 2003, Site Plan Committee meeting the item was tabled to February 11, 2003, at the request of the applicant.

Application Request: Site plan approval for the Warren Henry: Jaguar/Land Rover, and Infiniti dealerships at Regency Square.

Address/Location: 4801-4991 SW 148 Avenue/Generally located at the southeast corner of I-75 and Griffin Road within Regency Square.

Future Land Use Plan Designation: Commercial

Existing Zoning: PUD (County)

Proposed Zoning: B-3, Planned Business Center District (ZB 12-2-02)

Existing/Proposed Use: Vacant/Automobile dealerships

Parcel Size: 13.98 acres (609,606 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	I-75	Transportation
South:	Lake, Chelsea at Ivanhoe	Commercial
East:	Goodyear	Commercial
West:	I-75	Transportation

Surrounding Zoning:

North:	T, Transportation District
South:	PUD (County)
East:	PUD (County)
West:	T, Transportation District

Zoning History

Related Zoning History:

The Ivanhoe PUD was approved and developed under Broward County in 1980. Broward County Ordinance 80-76, approved by Broward County September 29, 1980, rezoned the 864 acre Ivanhoe Development from A-1 to Planned Unit Development (PUD). The Regency property is part of the Ivanhoe PUD. The Regency Plat was recorded on January 7, 1985. Town of Davie Ordinance 86-14, approved February 1986, annexed the PUD into the Town of Davie and kept Broward County Ordinance 80-76 in effect.

Previous Requests on same property:

The site plan, SP 6-14-99, Regency Park Office Center, was approved on October 6, 1999.

The delegation request, DG 10-2-99, to change the plat note from “382 multi-family units, 25.5 acres of commercial use and 10.5 acres of office park” to “182 single family units, 172,500 square feet of commercial use, a 120 room hotel, 12,500 square feet of restaurant and 140,000 square feet of office use,” was approved on November 17, 1999.

The site plan, SP 12-8-99 Holiday Inn Express, was approved on February 2, 2000.

The delegation request, DG 10-4-02, to change the restrictive note on the Regency Plat to “This plat is restricted to 182 single family homes, 100,000 square feet of automobile dealership, 165,000 square feet of automobile storage, and 235,454 square feet of commercial use,” was approved on December 4, 2002.

The rezoning, ZB 12-2-02 Town of Davie, to B-3, Planned Business Center District is advertised to be considered by the Planning and Zoning Board on February 12, 2003, and by Town Council on February 19, 2003.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 13.98 acre site, generally located within Regency Square at the southeast corner of I-75 and Griffin Road. The proposal is for the new Warren Henry: Jaguar/Land Rover, and Infiniti automobile dealerships, pre-owned car building, four (4) level parking garage, outdoor parking and landscaping.
2. *Buildings:* The Jaguar/Land Rover dealership is covered in light grey stucco accented with score lines, contrasted by a dark green standing seam metal roof, and has green tinted windows with black frames. Projecting canopies with score lines, supported by white tapered columns, accented with mullions painted to match the curtain wall are provided on the other elevations. The Infiniti dealership is characterized by a large clear glass curtain wall, light grey main showroom, dark grey base building, white accents, and black mullions. The façade of the four (4) level parking garage includes the pre-owned car sales area. Design elements from both dealerships have been employed on the garage to keep the architectural integrity.
3. *Access and Parking:* Access is via a 40' opening at the southeast boundary of the site that connects to the internal access drive of Regency Square, which connects to SW 148 Avenue. Provided are 232 spaces outdoors and 281 spaces in the parking garage; including ten (10) handicapped spaces, for a total of 513 spaces on site.
4. *Main Access:* The intersection of the Regency Square access road and SW 148 Avenue is in need of improvement. The applicant is researching Broward County records to confirm the status of a plan and agreement entered into by Shell Oil which calls for the installation of turn lane improvements at this location. The improvements included a northbound turn lane and southbound right turn lane. The improvement package was approved by the Town of Davie and Broward County, but it is unclear why the improvements were not installed. It is the intention of the applicant to provide the Town Engineer with a statement identifying the capacity requirements of this intersection, the improvements that may be needed to deal with these requirements, and an implementation plan for formal review and approval.
5. *Landscaping:* The site plan shows 130,561 square feet (2.99 acres) or 31% open space (30% required) for the overall site. The perimeter buffer will be planted with Royal Palm, Mahogany, Bald Cypress, accented with Crepe Myrtle, Glory Bush and Sandankwa Viburnum. The theme at the entrance point consists of Royal Palm, Crinum Lily, Day Lily, Wax Jasmine and seasonal flower beds. Alexander Palms and Dwarf Yaupon and used in front of the new car dealership structures.

6. *Drainage:* The subject property lies within both the South Florida Water Management and South Broward Drainage Districts. Permits from these agencies shall be obtained prior to issuance of any site development permit.
7. *Temporary Uses:* The site plan indicates a temporary construction trailer south of the four (4) level parking garage. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

Significant Development Review Agency Comments

All agency comments have been satisfied.

Applicable Codes and Ordinances

The effective code of ordinance governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 1. This Planning Area constitutes the southwestern most portion of the Town, encompassing all of the land south of Griffin Road and west of southwest 148 Avenue. The Ivanhoe development constitutes most of this planning area, which is essentially programmed for low density (3 dwellings per acre) residential development. There are parcels designated for commercial use located in the southern and northern ends of the Ivanhoe development at the intersection of I-75 with Sheridan and Griffin Roads, and Orange Drive.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 117.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7:* Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes, and Ordinances.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Town Council and the Site Plan Committee for further consideration. In addition the following conditions shall be met prior to final site plan approval:

1. Provide the Town Engineer with a statement identifying the capacity requirements of the intersection of the Regency Square north access drive and SW 148 Avenue, the

improvements that may be needed to deal with these requirements, and an implementation plan for formal review and approval.

2. That the site plan approval be deferred until a valid Town of Davie zoning district is in place.

Site Plan Committee Recommendation

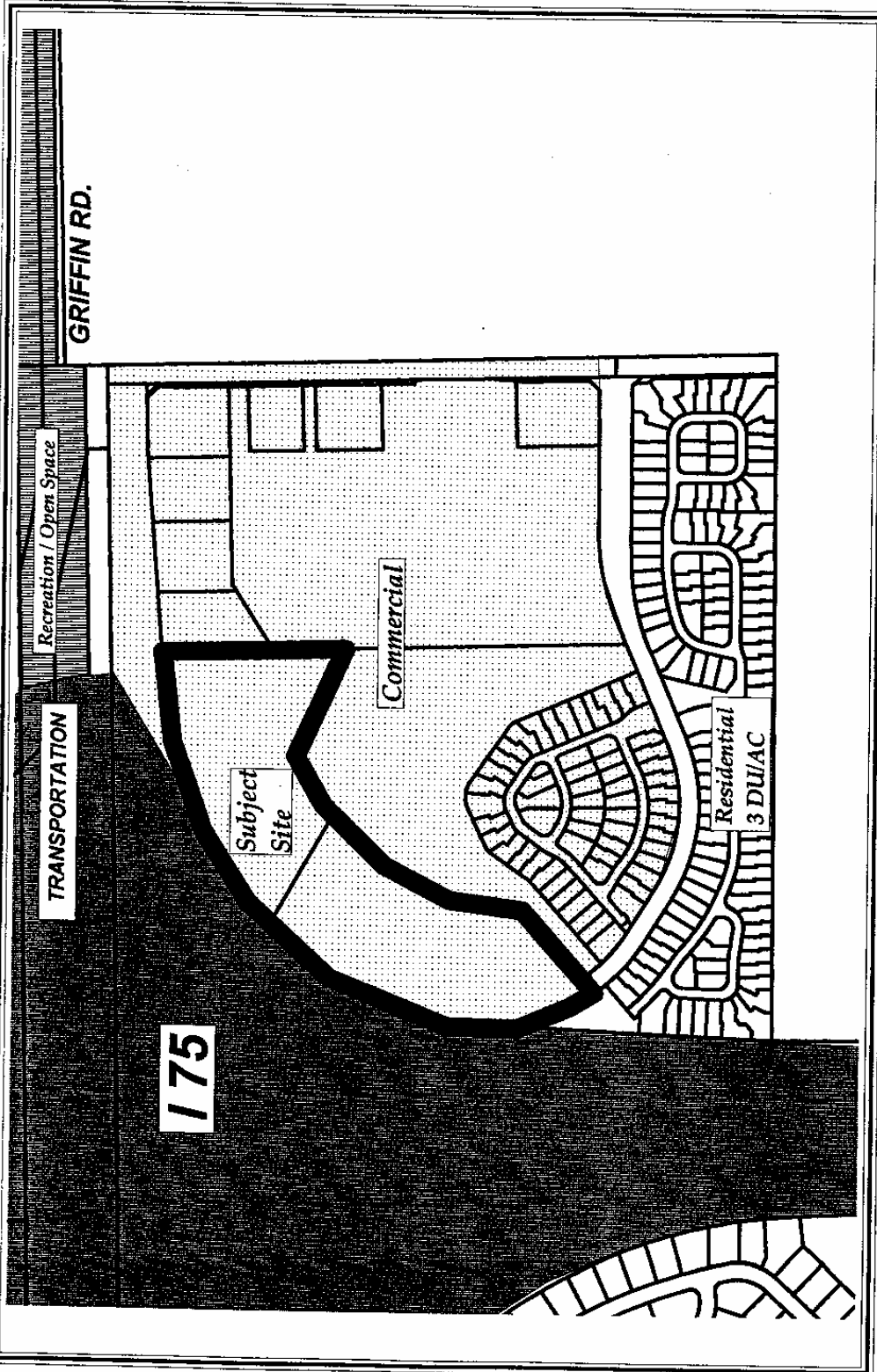
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Exhibits

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: _____

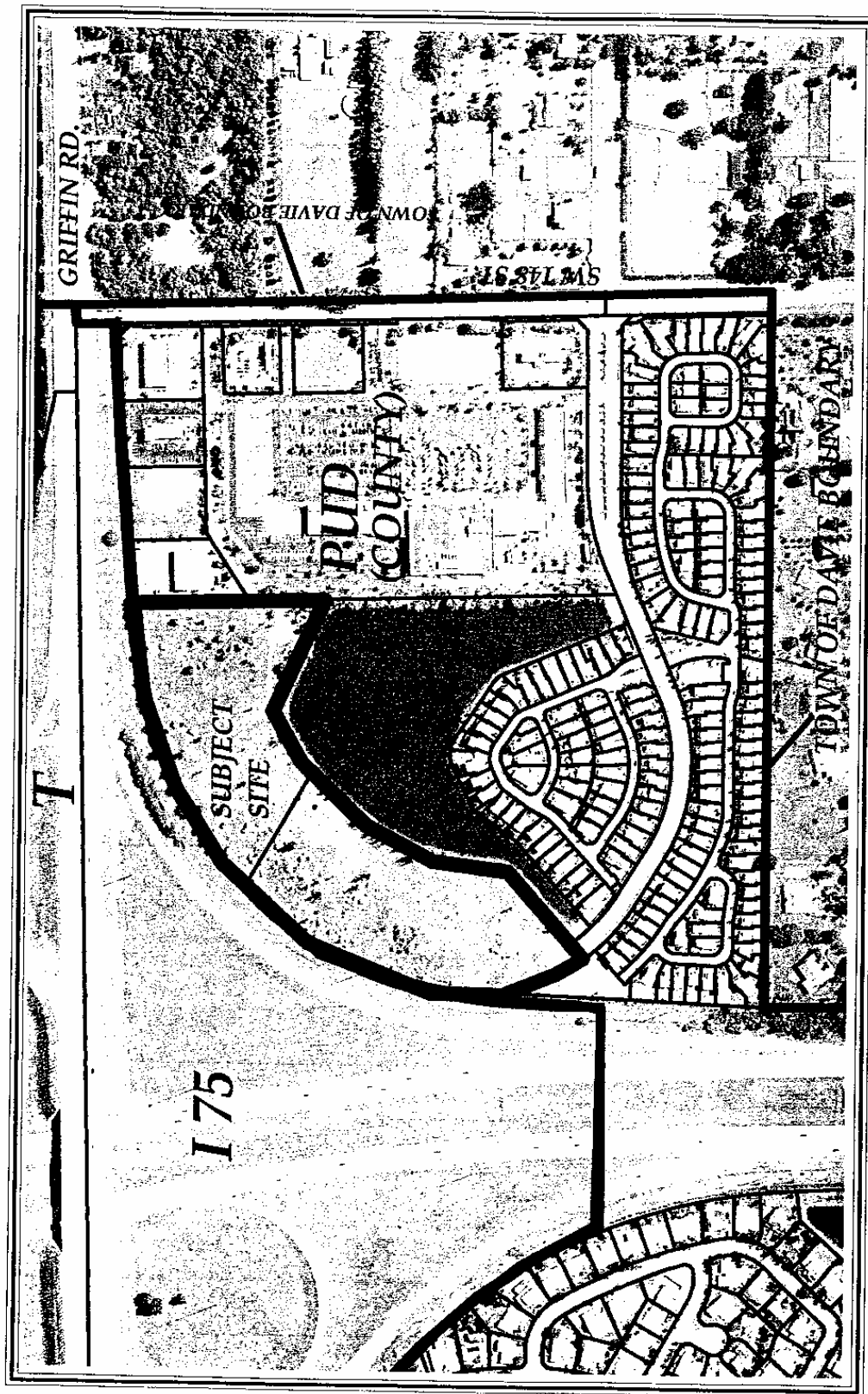
Reviewed by: _____



Planning & Zoning Division - GIS



Site Plan
SP 10-7-02
Existing Future Land Use Map



Site Plan
SP 10-7-02
Subject Site and Aerial Map
Date Flown: 12/31/01

Planning & Zoning Division - GIS